

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
Courtroom 1668 Calendar**

Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM
2:00-000000

Chapter

#0.00 All hearings on this calendar will be conducted either in person or using ZoomGov video and audio, ACCORDING TO THE INSTRUCTIONS SPECIFIED FOR EACH MATTER LISTED BELOW.

It is extremely important that counsel and all interested parties read the tentative rulings listed below very carefully, as the tentative rulings will indicate whether an in person appearance at a hearing is mandatory.

In Person appearances: If an in person appearance is specified as mandatory on this calendar, all counsel, parties and witnesses **must** appear in Courtroom 1668 at 255 East Temple Street, Los Angeles, CA 90012, unless ZoomGov is otherwise allowed by the Court.

All persons present in the courtroom must abide by all Covid 19-related safety procedures at all times including, but not limited to, the wearing of face masks and the observation of social distancing. For the sake of everyone's safety and respect for others, there will be no exceptions to this Covid 19 policy. Please also note that the Roybal Building cafeteria may not be open. Water is no longer provided at the counsel tables.

ZoomGov appearances: If a ZoomGov appearance is permitted according to this calendar, parties in interest and members of the public must connect to the video and audio fees using the connection information provided below. Individuals must participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker) or a handheld mobile device (such as an iPhone and/or Android phone).

Alternatively, you may participate by ZoomGov via audio only, if necessary, by using a telephone (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required.

If an unexpected emergency arises **on the day of the hearing**, attorneys who wish to appear by calling in to the ZoomGov telephone conference line must

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Chapter

contact chambers at (213) 894-6091 and obtain approval to appear telephonically on ZoomGov. The Courtroom Deputy will be in court and unavailable to contact by phone on the day of each hearing.

Attorneys who are aware **prior to the hearing date** that they cannot appear at an in person hearing must contact the Courtroom Deputy at (213) 894-3687 prior to the hearing date to obtain approval to appear telephonically via ZoomGov.

All parties must notify the Court of his/her appearance, whether in person or via ZoomGov, **no later than 2:00 p.m. on the day prior to the hearing** by emailing the Courtroom Deputy at stacey_fortier@cacb.uscourts.gov. In the subject line of the e-mail, please specify the date, time and calendar number(s) of the hearing(s) (for example: Re: September 15, 2020, 10:00 a.m., Calendar No. #_, In Person/ZoomGov).

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

1 (669) 254 5252 US (San Jose) or

1 (646) 828 7666 US (New York)

If you are experiencing problems connecting to ZoomGov, please contact us at (213) 894-6092.

Zoom Hearing Information:

**United States Bankruptcy Court
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Chapter

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Observing a hearing via ZoomGov:

Any party may observe a hearing through Zoomgov using the meeting ID and password listed above. When joining a ZoomGov hearing, do not share your video and stay muted.

Additional note: The audio portion of each hearing will be recorded electronically by the Court and shall constitute its official record.

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-17007 9017 CR DR, LLC, a California limited liability co

Chapter 7

#1.00 Hrg. re motion for relief from the automatic stay
REAL PROPERTY

RE: 9017 Cresta Drive, Los Angeles, CA 90035

U.S. BANK NATIONAL ASSN
VS
DEBTOR

*Heard on shortened time

Docket 10

Tentative Ruling:

Zoom Hearing Information:

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Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

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**United States Bankruptcy Court
Central District of California
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

CONT... 9017 CR DR, LLC, a California limited liability co Chapter 7
If you are experiencing problems connecting to ZoomGov, please
contact us at (213) 894-6092.

Additional note: The audio portion of each hearing will be recorded electronically by the Court and shall constitute its official record.

Party Information

Debtor(s):

9017 CR DR, LLC, a California

Represented By
Benjamin Nachimson

Movant(s):

U.S. Bank National Association, not

Represented By
Erin M McCartney

Trustee(s):

Heide Kurtz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-16714 MARC & JEWEL LLC

Chapter 7

#1.00 Hrg. re motion for relief from the automatic stay
REAL PROPERTY

RE: 5702 Citrus Ave, Whittier, CA 90601

AZTEC FINANCIAL INC.
VS
DEBTOR

Docket 9

Tentative Ruling:

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

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1 (646) 828 7666 US (New York)

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Party Information

**United States Bankruptcy Court
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CONT... MARC & JEWL LLC

Chapter 7

Debtor(s):

MARC & JEWL LLC

Represented By
Travis M. Poteat

Movant(s):

Aztec Financial, Inc.

Represented By
David S Hagen

Trustee(s):

Timothy Yoo (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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2:20-21213 Caleb Estrada Vasquez

Chapter 7

Adv#: 2:21-01064 Camzam Investments, Inc. et al v. Vasquez

#2.00 Cont'd **STATUS CONFERENCE** re complaint for non-dischargeability of debt pursuant to 11 U.S.C. Section 523(a)(2)(A), 523(a)(4), and 523(a)(6) fr. 6-8-2021, 8-10-2021

SPECIAL NOTE: status report is due fourteen days before the hearing date.

Docket 1

Tentative Ruling:

Zoom Hearing Information:

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Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

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CONT... Caleb Estrada Vasquez

Chapter 7

Party Information

Debtor(s):

Caleb Estrada Vasquez

Represented By
Barry E Borowitz

Defendant(s):

Caleb Estrada Vasquez

Pro Se

Plaintiff(s):

Camzam Investments, Inc.

Represented By
Anthony G Lagomarsino

Burton Way Investments LLC

Represented By
Anthony G Lagomarsino

Trustee(s):

Carolyn A Dye (TR)

Pro Se

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Hearing Room 1668

10:00 AM

2:20-21213 Caleb Estrada Vasquez

Chapter 7

Adv#: 2:21-01064 Camzam Investments, Inc. et al v. Vasquez

#3.00 Hrg. re Motion for Default Judgment against defendant

Docket 12

Tentative Ruling:

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

1 (669) 254 5252 US (San Jose) or

1 (646) 828 7666 US (New York)

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Party Information

Debtor(s):

Caleb Estrada Vasquez

Represented By
Barry E Borowitz

**United States Bankruptcy Court
Central District of California
Los Angeles
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CONT... Caleb Estrada Vasquez

Chapter 7

Defendant(s):

Caleb Estrada Vasquez

Pro Se

Plaintiff(s):

Camzam Investments, Inc.

Represented By
Anthony G Lagomarsino
Bryan Melvil Thomas

Burton Way Investments LLC

Represented By
Anthony G Lagomarsino
Bryan Melvil Thomas

Trustee(s):

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-16074 LDM-Properties LLC a Wyoming Limited Liability Com

Chapter 7

#4.00 Hrg. re Order to show cause to determine whether to issue a summons or dismiss the case

Docket 7

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

LDM-Properties LLC a Wyoming

Pro Se

**United States Bankruptcy Court
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Hearing Room 1668

10:00 AM

2:19-11603 Michael Serkis Hur

Chapter 11

Adv#: 2:20-01113 District Council 16 Northern California Health and v. Hur

#5.00 Cont'd **STATUS CONFERENCE** re complaint
fr. 6-9-2020, 7-21-2020, 11-17-2020, 1-26-2021, 4-27
5-4-2021, 8-10-2021

special note:
disc c/o 9/8

Docket 1

***** VACATED *** REASON: CONT'D TO 11/16/2021 AT 10AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Michael Serkis Hur

Represented By
Leslie A Cohen

Defendant(s):

Michael Serkis Hur

Represented By
Leslie A Cohen

Plaintiff(s):

District Council 16 Northern

Represented By
Eric K Iwasaki

Chris Christophersen

Represented By
Eric K Iwasaki

John Maggiore

Represented By
Eric K Iwasaki

District Council 16 Northern

Represented By
Eric K Iwasaki

Jeannie Simpelo

Represented By

**United States Bankruptcy Court
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CONT... Michael Serkis Hur

Chapter 11

Eric K Iwasaki

Resilient Floor Covering Pension

Represented By
Eric K Iwasaki

Central Coast Counties Floor

Represented By
Eric K Iwasaki

John Sherak

Represented By
Eric K Iwasaki

**United States Bankruptcy Court
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2:19-11603 Michael Serkis Hur

Chapter 11

#6.00 Cont'd hrg. re Objection to Claim # by Claimant The District Council 16 Northern California Health and Welfare Trust Fund et al.
fr. 7-21-2020, 11-17-2020, 1-26-2021, 4-27, 5-4-2021, 8-10-2021

Docket 124

***** VACATED *** REASON: CONT'D TO 11/16/2021 AT 10AM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Michael Serkis Hur

Represented By
Leslie A Cohen

Movant(s):

Michael Serkis Hur

Represented By
Leslie A Cohen
Leslie A Cohen

**United States Bankruptcy Court
Central District of California
Los Angeles
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Hearing Room 1668

10:00 AM

2:17-24318 Ramla USA Inc.

Chapter 11

#7.00 Hrg. re U.S. Trustee Motion to dismiss case

Docket 241

Tentative Ruling:

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

1 (669) 254 5252 US (San Jose) or

1 (646) 828 7666 US (New York)

If you are experiencing problems connecting to ZoomGov, please contact us at (213) 894-6092.

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Party Information

Debtor(s):

Ramla USA Inc.

Represented By
Robyn B Sokol
Nina Z Javan

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 28, 2021

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CONT...

Ramla USA Inc.

Chapter 11

Michael W Davis
Amir Gamliel
Sara Chenetz

**United States Bankruptcy Court
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:19-21655 Mahvash Mazgani

Chapter 11

#8.00 Hrg. re Motion to Convert Case From Chapter 11 to 7.

Docket 559

Tentative Ruling:

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

1 (669) 254 5252 US (San Jose) or

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Party Information

Debtor(s):

Mahvash Mazgani

Represented By
James R Selth
Daniel J Weintraub

**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

CONT... Mahvash Mazgani

Crystle Jane Lindsey

Chapter 11

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-11529 Zollie Stevens

Chapter 11

#9.00 Cont'd **STATUS CONFERENCE** re subchapter v chapter 11 case
fr. 4-6-2021, 4-27-2021, 7-6-2021, 8-10-2021, 8-31-2021

special note: status report is due

Docket 1

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Zollie Stevens

Represented By
Marc A Goldbach

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-12171 Z Real Estate Holdings LLC

Chapter 11

#10.00 Cont'd **STATUS CONFERENCE** re subchapter v chapter 11 case
fr. 4-6-2021, 4-27-2021, 7-6-2021, 8-24-2021

Docket 1

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Z Real Estate Holdings LLC

Represented By
Marc A Goldbach

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:21-12171 Z Real Estate Holdings LLC

Chapter 11

#11.00 Hrg. re Motion to Sell Property of the Estate Free and Clear of Liens under
Section 363(f) re 29865 Knoll View Dr., Rancho Palos Verdes, CA 90275

Docket 134

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Z Real Estate Holdings LLC

Represented By
Michael R Totaro
Richard A Rodgers

Trustee(s):

Mark M Sharf (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:20-15015 Temerity Trust Management, LLC

Chapter 11

#12.00 Cont'd hrg. re Motion For Order Granting Relief From Automatic Stay Pursuant To 11 U.S.C. § 362(D)
fr. 10-27-2020, 12-8, 12-15-2020, 1-5-2021, 2-16-2021, 3-23-2021,
4-27-2021, 6-29-2021, 8-3-2021, 8-10-2021, 8-24-2021, 9-8-2021

Docket 63

***** VACATED *** REASON: CONT'D TO 10/12/2021 AT 1 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Temerity Trust Management, LLC

Represented By
Kurt Ramlo

Movant(s):

Cairn Capital Investment Funds

Represented By
Andrew Muir
Lyn Agre

**United States Bankruptcy Court
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Los Angeles
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Tuesday, September 28, 2021

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2:20-15015 Temerity Trust Management, LLC

Chapter 11

#13.00 Cont'd hrg. re motion for approval of disclosure statement
set fr. 8-25-2020, 10-27-2020, 12/8/2020, 12-15-2020, 1-5-2021, 2-16-2021
4-6-2021, 4-27-2021, 6-29-2021, 8-3-2021, 8-10-2021, 8-24-2021

Docket 59

***** VACATED *** REASON: CONT'D TO 10/12/2021 AT 1 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Temerity Trust Management, LLC

Represented By
Kurt Ramlo

Movant(s):

Temerity Trust Management, LLC

Represented By
Kurt Ramlo
Kurt Ramlo

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
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Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:16-21234 Sawtelle Partners, LLC

Chapter 7

Adv#: 2:17-01541 Satellite Capital, LLC v. Emaciation Capital, LLC

- #14.00** a. Cont'd hrg. STATUS CONFERENCE re remand
 and
 b. Cont'd STATUS CONFERENCE on the First amended Complaint
 fr. 1-5, 3-2-2021, 6-22-2021

Docket 0

Tentative Ruling:

Zoom Hearing Information:

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Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 369 5232

Password: 123456

Telephone conference lines (for audio only, if necessary):

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1 (646) 828 7666 US (New York)

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**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

CONT... Sawtelle Partners, LLC

Chapter 7

Party Information

Debtor(s):

Sawtelle Partners, LLC

Represented By
David B Golubchik

Defendant(s):

Emaciation Capital, LLC

Represented By
Ronald N Richards
Daniel A Lev

Plaintiff(s):

Satellite Capital, LLC

Represented By
David B Shemano

Trustee(s):

Peter J Mastan (TR)

Represented By
Jeffrey I Golden
Reem J Bello
Beth Gaschen
Faye C Rasch

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
Courtroom 1668 Calendar**

Tuesday, September 28, 2021

Hearing Room 1668

10:00 AM

2:16-21234 Sawtelle Partners, LLC

Chapter 7

Adv#: 2:17-01542 Emaciation Capital, LLC v. Peter J. Mastan, Chapter 11 Trustee for the estate

#15.00 Cont'd **STATUS CONFERENCE** re complaint for
1) rescission
2) declaratory relief
3) breach of implied covenant of good faith
and fair dealing
4) breach of contract
5) allowance of administrative expense claim
fr. 2-27, 3-20, 6-13, 9-5, 10-10-2018, 12-11-2018, 1-29-2019, 6/11/19
7-30-2019, 9-10-2019, 11-19-2019, 12-17-2019, 2-11-2020, 4-14-2020,
7-14-2020, 10-20-2020, 1-5-21, 3-2-2021, 6-22-2021

**Notice of dismissal with prejudice of adv proceeding
against Peter Mastan, ch. 7 trustee**

Docket 1

Tentative Ruling:

Zoom Hearing Information:

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**United States Bankruptcy Court
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CONT... **Sawtelle Partners, LLC**
1 (646) 828 7666 US (New York)

Chapter 7

**If you are experiencing problems connecting to ZoomGov, please
contact us at (213) 894-6092.**

Additional note: The audio portion of each hearing will be recorded
electronically by the Court and shall constitute its official record.

Party Information

Debtor(s):

Sawtelle Partners, LLC

Represented By
David B Golubchik

Defendant(s):

Peter J. Mastan, Chapter 11 Trustee

Pro Se

Satellite Capital, LLC

Pro Se

Plaintiff(s):

Emaciation Capital, LLC

Represented By
Ronald N Richards
Daniel A Lev

Trustee(s):

Peter J Mastan (TR)

Represented By
Jeffrey I Golden
Reem J Bello
Beth Gaschen
Faye C Rasch

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 28, 2021

Hearing Room 1668

1:30 PM

2:18-12672 GUADALUPE MUNOZ

Chapter 7

Adv#: 2:18-01204 Wesley H. Avery, Chapter 7 Trustee of the Bankrupt v. Guadalupe A. Munoz,

- #1.00 TRIAL** re complaint for:
- 1) a declaratory judgment regarding property of the bankruptcy estate;
 - 2) imposition of a constructive trust;
 - 3) accounting;
 - 4) turnover;
 - 5) injunctive relief;
 - 6) sale of a property in which a non-debtor asserts an interest;
 - 7) denial of discharge for concealment of property of the bankruptcy estate; and
 - 8) denial of discharge for making a false oath set fr. 6-29-2021

Docket 1

Tentative Ruling:

"IN PERSON" hearing

Party Information

Debtor(s):

GUADALUPE MUNOZ

Represented By
Julie Lim

Defendant(s):

Guadalupe A. Munoz, an

Represented By
Julie Lim

Plaintiff(s):

Wesley H. Avery, Chapter 7 Trustee

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
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1:30 PM

CONT... GUADALUPE MUNOZ

Chapter 7

Adjoa Anim-Appiah
Zi Chao Lin

Trustee(s):

Wesley H Avery (TR)

Pro Se